This instrument prepared by:
H. Ray Beliles
Attorney at Law
1045 South Yates Road
Memphis, Tennessee 38119

BOOK 6947 PAGE 87

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of August, 1968, by and between OLD COURT JOINT VENTURES, INC., a Maryland corporation, by The State of Maryland Deposit Insurance Fund Corporation, Receiver of Old Court Savings and Loan, Inc., a Maryland corporation of which Old Court Joint Ventures, Inc, is a subsidiary, (herein "Grantor") and HENRY SENDER, TRUSTEE, (herein "Grantee")

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Being land located in the 19th Councilmatic District and being part of Lot 41 on the original Plan of the Town of Nashville, described according to a survey by Miller/Wihry, Inc. dated May 30, 1984 as follows:

Beginning at the intersection of the northern right-of-way of Church Street and the western right-of-way of Third Avenue North; thence with said right-of-way of Church Street south 59 degrees, 39 minutes, 12 seconds west a distance of 175.25 feet to the intersection of said Church Street right-of-way and the eastern right-of-way of Printers Alley; thence with the eastern right-of-way of Printers Alley north 37 degrees, 14 minutes, 27 seconds west a distance of 100.67 feet to a point; thence leaving said right-of-way north 59 degrees, 29 minutes, 43 seconds east along the common wall with the 207 Third Avenue Building a distance of 175.28 feet to a point on the western right-of-way of Third Avenue North; thence with said right-of-way south 37 degrees, 13 minutes, 32 seconds east a distance of 101.15 feet to the point of beginning.

This is the same real estate conveyed to Grantor by Quit Claim Deed recorded in Book 6783, page 260 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons; and that the real estate is unencumbered except for the lien of 1986 metro taxes, which the Grantee assumes and agrees to pay, and the rights of present tenants.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed by and through its duly authorized Representative the day and year first above written.

OLD COURT JOINT VENTURES, INC.

BY: _____
DIANA LANGELUTTIG, SPECIAL REPRESENTATIVE OF THE STATE OF MARYLAND DEPOSIT INSURANCE FUND CORPORATION, RECEIVER OF OLD COURT SAVINGS AND LOAN, INC. AND OLD COURT JOINT VENTURES, INC.

3076 0

IDENTIFICATION REFERENCE

Aug 12 12 06 PM '86

FELIX J. MILLSAPS JR. REGISTER
DAVIDSON COUNTY, TN

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STATE OF Maryland

COUNTY OF Anne Arundel

Before me, the undersigned Notary Public of said State and County, personally appeared DIANA LANGELUTTIG, with whom I am personally acquainted (proved to me on the basis of satisfactory evidence to be that person), and who upon oath acknowledged herself to be the Special Representative of The State of Maryland Deposit Insurance Fund Corporation , Receiver of Old Court Savings and Loan, Inc., a Maryland corporation, and Receiver acting on behalf of Old Court Joint Ventures, Inc., the within named bargainor, a Maryland corporation, and that she as such Special Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Receiver, by herself as such Special Representative of said Receiver.

WITNESS my hand and Notarial Seal at office this 12th day of August, 1986.

Barbara J. Lowe
NOTARY PUBLIC

My commission expires

7/01/90

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Trustee

AFFIANT

Subscribed and sworn to before me this 12th day of August, 1986.

NOTARY PUBLIC

My commission expires

5/22/89

PROPERTY ADDRESS: 300 Church Street, Nashville, Tennessee

MAIL TAX BILLS TO:

HENRY SONDOR TRUSTEE
210 25th Ave No
NASHVILLE TENN. 37203

MAP 93-2-3
PARCEL 168

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	1,250,000.00		

3506.00 CSTAX
.50 PRFE
6.00 WDED
CHECK 3506.50-
9090ALC 8/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30760

IDENTIFICATION REFERENCE

AUG 12 12 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282194